

**From:** Elba Canalejo-Clayton <[elbakw@hotmail.com](mailto:elbakw@hotmail.com)>  
**Date:** September 16, 2015 at 10:10:41 PM EDT  
**To:** "[greg@smithoropeza.com](mailto:greg@smithoropeza.com)" <[greg@smithoropeza.com](mailto:greg@smithoropeza.com)>  
**Subject:** Re: 1125 Duval Street

Thanks for this information, Greg.

In speaking with the staff at the Planning Office, I was told that the plan was to build a roof over the upper deck which looks over our property. Your clarification is quite a relief to me. Thank you for your offer to show us the location of the improvement, but I think that I have a good idea of what the improvement will be and it shouldn't affect us.

It was nice to hear from you and thank you again for your communication.

Best regards,

Elba

**From:** felix pradas-bergnes <[felixpradas@hotmail.com](mailto:felixpradas@hotmail.com)>  
**Date:** September 16, 2015 at 9:03:28 AM EDT  
**To:** "[greg@smithoropeza.com](mailto:greg@smithoropeza.com)" <[greg@smithoropeza.com](mailto:greg@smithoropeza.com)>  
**Subject:** RE: Lateda Roof Variance (RE #00027870-000000; AK #1028649)

My Dear Greg,

I finally got an email from the Planning Board with the recently submitted plans for the roof variance requested by Lateda. I got to review the plans last night.

I am not opposed to the construction of what is basically a breezeway between the bar and the open air dining room facing Duval Street, that is already a commercial and the structure is unlikely to have a negative impact on traffic in the area.

Feel free to enter this reply on the record.

My concerns regarding any structural and usage changes to the rear of the property, as expressed in my letter to the Planning Board, remain unchanged.

Cheers,

Felix Pradas-Bergnes  
512 Amelia Street  
Key West, Florida

When you shall have come to the point where suffering is sweet and acceptable for the sake of Christ, then consider yourself fortunate, for you have found paradise on earth. (Thomas Kempis "The Imitation of Christ")

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From: [greg@smithoropeza.com](mailto:greg@smithoropeza.com)

To: [felixpradas@hotmail.com](mailto:felixpradas@hotmail.com)

Subject: RE: Lateda Roof Variance (RE #00027870-000000; AK #1028649)

Date: Mon, 14 Sep 2015 17:58:00 +0000

Hi Felix,

Hope this email finds you well. I represent Lateda with respect to the roofing variance. I think there is possible a little bit of mis-communication as to what the roof is for as it would not impact the portion of your property. Would you be available to meet at the property to go over the plans. I think if we walked out where the roof was going it will help alleviate some of your well founded concerns. Also, maybe we can discuss remediating some of the items in your letter.

I look forward to the opportunity to meet/speak with you.

Thanks, Greg

Gregory S. Oropeza, Esq.

13 September 2015

To: Mr. Patrick Wright

Re: #00027870-000000; AK #1028649

From: Felix Pradas-Bergnes, 512 Amelia Street, Key West.

Dear Sir, Members of the Planning Board, and other parties concerned,

The approval of the variance to build an additional roof on 1125 Duval Street would be extremely detrimental to the quality of life of my family. We live at 512 Amelia St, the home where my wife and her sisters were raised by their late grandparents and parents.

The proposed roof and access stairs to the area overlook our backyard -- see the attached picture.

The additional foot traffic that would result from this addition is an unwelcomed and unwarranted violation of our right to privacy and enjoyment of a peaceful space where we can raise the three grandkids our family has recently been blessed with; a space of peace, free of howling, hooting, loud music and obscene lyrics, obnoxious dance lights, and above all cursing. These are unfortunately the trademarks of today's party scene. We ought to know. We are surrounded by transient rental units and the commercial entities running these facilities are interested in profits alone, continually showing little regard for the quality of life of the locals in this neighborhood.



The additional structure at Lateda would also significantly affect the wind pattern in our property. Any first-year Architecture School student knows the taller a building the lower the wind speed is and the longer it takes to drop to ground level.

I bear no grudge against the Lateda Complex despite the years of inconsiderate loud music that, especially on Sundays, provides one's soul with an opportunity to practice the essential tenet of Christianity to "forgive those who trespass against us." I do not even mind anymore the grinding and droning sound of Lateda's kitchen fans. As it is, I am always referring visitors to its restaurant and cabaret shows.

Everyone claims to readily understand the concept of the right to privacy; that is not the case with the right to silence and peace of mind. Call me an unabashed romantic, but after defending our country for over 35 years, I hope to be able to enjoy our home in peace.

Sincerely,

Felix and Zulema Pradas-Bergnes  
512 Amelia Street  
Key West, Florida